



## CALVERT COUNTY PLANNING COMMISSION

Virtual (Zoom)  
To Join by Phone: 888-475-4499  
Meeting ID: 858 5579 4151  
Passcode (if asked): #

Maria Buehler  
Wilson Freeland  
Dr. Richard Holler  
Steve Jones  
Greg Kernan  
John Toohey  
Lisa Williams

### WEDNESDAY, OCTOBER 20, 2021 AGENDA

#### **JOINT PUBLIC HEARING - 7:00 p.m.**

**(Board of County Commissioners of Calvert County and Calvert County Planning Commission)**  
**(Hybrid Hearing: Available in-person at the Harriet E. Brown Community Center and via Zoom)**

1. **Pledge of Allegiance.**
2. **Meeting called to order.**
3. **Recognition of persons attending meeting.**
4. **Action on proposed agenda.**
5. **Water & Sewer Map Amendment #2021-01**
  - Water & Sewer Category Change Request 21-01, Patrick Pierce Property
  - [Staff Memo from Tamara Blake Wallace, Principal Planner, Planning & Zoning](#)
  - [Legal Notice](#)
  - [Supporting Documents](#)
  - [Presentation](#)
6. **Adjourn**

#### **PLANNING COMMISSION REGULAR MEETING**

**(Virtual ONLY and directly after the Joint Public Hearing)**

1. **Meeting called to order.**
2. **Recognition of persons attending meeting.**
3. **Action on proposed agenda.**
4. **Action of Minutes.**
  - a. September 15, 2021 Regular Meeting
5. **Executive Session.**
  - Closed to the public pursuant to General Provisions Article Section 3-305 of the Annotated Code of Maryland.*
  - a. Legal Matter - [3-305(b)(7)]
    - The Planning Commission will consult with counsel to obtain legal advice.
6. **Address Appeal, Replat-2020-344, Western Shores**
  - a. Address Appeal - Replat-2020-344 - Possible Reconsideration
    - [Staff Memo from Paul J. Conover, Planning Commission Administrator, Planning & Zoning](#)
    - [Supporting Documents](#)
7. **Town Center Architectural Action: None**
8. **Major Subdivisions for Final Action: None**
9. **Applications for Site Plan Review: None**
10. **Major Subdivisions Applications for Preliminary Action: None**

**11. Items for Discussion/Action:**

- a. SD-138121, Rebecca's Field, Lots 1-14, Tax Map 18, Parcel 19, Planning Commission Approval of Impacts to Steep Slopes  
[Staff Memo from Christine Finamore, Principal Planner, Planning & Zoning Road Plans Preliminary Plan](#)
- b. Planning Commission Proposed 2022 Annual Regular Meeting Schedule  
[Staff Memo from Becky Parkinson, Clerk, Planning & Zoning](#)
- c. Hybrid Meetings  
[Staff Memo from Paul J. Conover, Planning Commission Administrator, Planning & Zoning Presentation](#)

**12. Items of Interest:**

- a. Prince Frederick Town Center Master Plan Update  
[Staff Memo from Jenny Plummer-Welker, AICP, Long Range Planner, Planning & Zoning Presentation](#)
- b. Dunkirk Town Center Master Plan Update  
[Staff Report from Ruth Davis-Rogers, Planner II, Planning & Zoning Presentation](#)
- c. Maryland Planning Commission Association (MPCA) October 26-27, 2021 Conference - From In-Person to Virtual  
[MPCA Preliminary Agenda \(Revised October 8, 2021\)](#)
- d. October 27, 2021 - Prince Frederick Master Plan Virtual Meeting & Presentation
- e. Site Plan Applications  
[Site Plan List](#)
- f. Subdivision Applications  
[Subdivision List](#)

**13. Adjourn.**

**FOOTNOTES:**

- 1. The date, time, and location of any Planning Commission meeting, to include but not limited to Joint Public Hearings, Public Hearings, Special Meetings, Regular meetings may be revised by announcement of an emergency, such as inclement weather, without further publication and may be confirmed on the County website, or calling 410-535-1600 on the date of the Hearing/Meeting.
  - 2. Public comments during Planning Commission Work Sessions are at the discretion of the Chairperson.
  - 3. There may be a five minute break at 9:00 p.m. at the discretion of the Chairperson
  - 4. A decision will be made at 10:30 p.m. whether to continue the meeting or reschedule.
  - 5. Accommodations for persons with disabilities will be made with reasonable notice.
  - 6. The Planning Commission operates under Roberts Rules.
- cc: Board of County Commissioners; County Administrator; Deputy County Administrator; Director of Communications & Media Relations; Director of Community Resources; Director of Economic Development; Director of Finance & Budget; Director of Parks & Recreation; Director of Planning & Zoning; Director of Public Safety & Services; Director of Public Works; Director of Technology Services

*This agenda is subject to change and the times listed are approximate.  
If any items are added for consideration, they will be included on a revised agenda that will be issued prior to the closed session.  
If you would like to be notified of upcoming hearings, meetings, or other events, please subscribe via the Calendar page of our website at  
<https://www.calvertcountymd.gov/list.aspx>.*